



16 Slant Lane
Shirebrook, Nottinghamshire NG20 8NG
Cash Buyers only £110,000

- A THREE BEDROOM SEMI DETACHED PROPERTY, IN NEED OF REFURBISHMENT
- GAS CENTRAL HEATING (CONDITION UNKNOWN)
- LOUNGE AND L SHAPED DINING KITCHEN
- FRONT LAWNED GARDEN AREA
- GOOD LINKS TO TRANSPORT LINKS AND LOCAL AMENITIES
- BEING OFFERED FOR SALE WITH NO UPWARD CHAIN, TO CASH BUYERS ONLY
- DOUBLE GLAZING
- THREE BEDROOMS, BATHROOM AND SEPARATE WC
- LARGE, ENCLOSED REAR GARDEN

VIEWING:

and further information through our Mansfield office on 01623 422777. Alternatively, email sales@temple-estates.co.uk

DIRECTIONS:

Leave Mansfield on Southwell Road South (A6191) which becomes Chesterfield Road North (A617) and at the traffic island, take the fourth exit onto Common Lane. Take the first exit at the mini-island and turn right onto Main Street before turning left onto Little Lane and bear right onto Carter Lane West before turning left onto Slant Lane where the property can be found on the right-hand side, clearly identified by our "For Sale" board.

ACCOMMODATION COMPRISES

A path leads to the side of the property and to the part opaque glazed UPVC door to:

ENTRANCE LOBBY

Stairs off, radiator and meter cupboard with opaque UPVC window to the front elevation.

LOUNGE

19'9" x 12'0" max narrowing to 9'8" (6.03m x 3.68m max narrowing to 2.97m)

Gas fire (not tested) in wooden surround with marble hearth, UPVC double glazed window to the front aspect and French Doors giving access to the rear garden.

L SHAPED DINING KITCHEN

12'7" x 7'2" and 12'8" x 5'4" max (3.85m x 2.19m and 3.87m x 1.65m max)

Having a one and a half bowl stainless steel sink with mixer tap set in a base unit, radiator, pantry, UPVC double glazed window to rear aspect and part opaque glazed UPVC door to the side.

FIRST FLOOR

LANDING

Having an opaque UPVC double glazed window to the side elevation, radiator and cupboard housing the hot water cylinder.

BEDROOM ONE

12'0" (to rear of wardrobes) x 12'1" (3.67m (to rear of wardrobes) x 3.69m)

Radiator, UPVC double glazed window to the front elevation, built-in wardrobes

BEDROOM TWO

8'11" narrowing to 7'1" x 8'9" max (2.73m narrowing to 2.18m x 2.67m max)

Radiator and UPVC double glazed window to the front aspect



BEDROOM THREE

13'1" narrowing to 9'2" x 8'9" narrowing to 5'6" (4.00m narrowing to 2.80m x 2.67m narrowing to 1.68)

UPVC double glazed window to the rear aspect and radiator.

BATHROOM

6'2" x 5'6" (1.90m x 1.68m)

three piece suite comprising bath and pedestal wash hand basin. Opaque upvc window to rear, tiled floor and part tiled walls.

SEPARATE WC

5'5" x 2'8" (1.67m x 0.82m)

white wc, opaque upvc to side.

Council Tax band A (Bolsover District Council)

OUTSIDE

To the front is a path leading to the front door and side of the property together with a lawn and fencing. The rear is enclosed and terraced with a shed at the end of the garden.



FINANCIAL ADVICE

We offer help and advice in arranging your mortgage. Please contact this office. Written

quotations available on request. YOUR HOME IS AT RISK IF YOU DO NOT KEEP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

MONEY LAUNDERING

Under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002, we must point out that any successful purchasers who are proceeding with a purchase will be asked for identification i.e. passport, driving licence or recent utility bill. This evidence will be required prior to solicitors being instructed in the purchase or sale of a property.

AS WITH ALL OUR PROPERTIES

we have not been able to check the equipment and would recommend that a prospective purchaser should arrange for a qualified person to test the appliances before entering into any commitment. MA5818/8.8.2025

